

Barnsbury HA Board Meeting Summary 16 July 2026

Attendees:

Richard Hill (Chair), Micah Gold (Vice Chair), Rachel Adelson-Kettle, Liz Curran, Andrew Edkins, Ben Kelly, Janice Walsh.
Staff: Susan French (CEO), Cheryl Whittle (Operations Director), Liz Meneghello (Head of Governance)

1. Listening to Residents

The Board discussed the Annual Resident Engagement plan and endorsed the range of activities included. Board members agreed with the proposal that they attend some of these activities throughout the year to enable them to meet residents, such as joining Estate Walkabouts. The Board again discussed how to improve engagement with younger residents. The Board supported the proposed review of service accessibility to ensure all residents have equal access.

2. Resident Services

The Board approved a proposal to begin laying carpets in heavy-use areas of new and empty homes, and for a bursary scheme to assist with flooring in other areas where residents need additional financial support at the start of a tenancy.

The Board also commended Asif Mahmood, Head of Operations, for a highly positive compliment from a resident who appreciated his long-standing and reliable support.

The Board noted the importance of considering excess heat in homes and ensuring BHA's approach to both asset management and sustainability considers this issue.

The Board approved an eviction due to non-payment of rent.

3. Annual Financial Statement 2025-26

The Board approved the financial statements for 2025-26, and commended Lynsey van Aswegen, Finance Director, and her Team for a very clean audit and positive feedback from the external auditors. The Board thanked the Audit, Finance and Risk Committee for scrutinising the reports.

4. Development

The Board discussed updates on the completion of the retrofit works, the commencement of the garages' conversion project, and plans for the Village Hall, including consultation with local community bodies on community use. The Board approved a proposal to refurbish the Highbury View bungalow and community room.

5. Health & Safety: keeping homes safe

The Board discussed BHA's risk register, and asked the Leadership Team to consider what more it could achieve to minimise the risk of a health & safety or property compliance incident. The Board also discussed excess heat as a factor in safeguarding assessments.

6. Updates

The Board also discussed:

- BHA's compliance with the Housing Ombudsman's Complaints Code, and with the NHF Code of Governance.
- Our Financial Regulations, which sets out BHA's key financial rules and controls.

7. Board Issues

The Board noted Chris Bell had stepped down following Rachel Adelson-Kettle's appointment, and welcomed Yaiza Luengo as an observer and possible new Board member.

8. Next Board Meeting

The next meeting will be held on Thursday 24 September after the Annual General Meeting.

If you would like to raise a question with the Board, you can email info@barnsbury.org or call us.